



**Township of Freehold**  
OFFICE OF THE PLANNING BOARD  
One Municipal Plaza, Freehold, NJ 07728

**REGULAR MEETING AGENDA**  
**August 17, 2017**

The Freehold Township Planning Board will hold a Regular Meeting on Thursday, August 17, 2017 at 7:00 p.m. in the Municipal Building, One Municipal Plaza, Freehold, New Jersey to consider the following. Formal action may be taken.

1. Call meeting to order.
2. Notice of Open Public Meetings Law.  
**“In accordance with the Open Public Meetings Law, (c.231.P.L. 1975), this meeting was announced by posting the notice on the bulletin board reserved for that purpose; by mailing such notice on January 19, 2017 to the official newspapers of the Township and by filing such notice with the Township Clerk.”**
3. Roll Call.
4. Pledge of Allegiance.
5. **Approval of Minutes: August 3, 2017**  
**Members Eligible to vote:** Mayor Preston, Mr. Ammiano, Mr. Kash, Mr. Shortmeyer, Mr. Kirk, Mr. Bruno and Mrs. Kurtz.

**RESOLUTIONS:**

**Granting 30 day extension to file Minor Subdivision # 896-16**

**Minor Subdivision # 896-16**

**E. Brock LTD, LLC (Applicant)**

**E. Brock LTD, LLC and Michael Katerinis (Owners)**

**Block 91, Lots 22, 23, 24 and p/o 25**

**Members Eligible to vote:** Mayor Preston, Mr. Ammiano, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, and Mrs. Kurtz.

**Minor Site Plan # 496-1-17 and Variance # 009-17**

**Seaview Orthopedic MRI Suite**

**Patriots Professional Park Condo Association**

**Block 70, Lot 34.02 – 222 Schanck Road**

**Members Eligible to vote:** Mayor Preston, Mr. Ammiano, Mr. Kash, Mr. Shortmeyer, Mr. Bruno, Mr. Kirk, and Mrs. Kurtz.



**Planning Board Agenda  
August 17, 2017**

**NEW APPLICATIONS:**

**“C” Variance # 019-17**

**Jodi Mazzara**

**Block 105, Lot 60.06 – 31 Love Lane**

Proposal to construct a three car detached garage with a second story game room and balcony.

Variance relief is requested for accessory structure size, accessory structure height and total number of garage spaces exceeding the maximum allowed. Lot has pre-existing insufficient lot frontage.

**Carried from 2/16/17 & 5/18/17 Planning Board meetings without further notice:**

**Preliminary and Final Major Subdivision # 856-2-16**

**Fitzpatrick, John** (Owner & Applicant)

**Block 105, Lot 42 & 43**

Proposal to subdivide two existing lots into four new lots with two new homes being proposed. One of the lots was subject of a previous subdivision (SD# 856-04 and SD#854-1-06).

**Carried from 7/20/17 Planning Board meeting without further notice:**

**Preliminary & Final Major Site Plan # 859-14 (Phase II)**

**Conditional Use “D” and Bulk Variance Application # 029-16**

**Cracker Barrel Old Country Store, Inc.**

**Block 70, Lot 20.07 – 288-308 West Main Street (Freehold Marketplace)**

Phase II proposal to construct a 10,396 s.f. Cracker Barrel Old Country Store/Restaurant with a pylon sign and one façade sign on a portion of the Freehold Marketplace Shopping Center. Phase I has been filed by the landlord, JDN, to complete the site clearing and rough grading work. Phase II has been filed by Cracker Barrel for final grading through project completion (Conditional Use-D3 and bulk).

**Carried from 7/20/17 Planning Board meeting without further notice:**

**Preliminary and Final Major Site Plan # 859-14 (Phase I)**

**JDN Real Estate – Freehold, LP**

**Block 70, Lot 20.07 – 288-308 West Main Street (Freehold Marketplace)**

Phase I has been filed by the landlord, JDN, to complete the site clearing and rough grading work in advance of Phase II of Site Plan #859-14, for a proposed Cracker Barrel. Phase II application has been filed by Cracker Barrel for final grading through project completion.

**Carried from 7/20/17 Planning Board meeting without further notice:**

**Soil Removal Application # SR-08-16**

**JDN Real Estate – Freehold, LP** (Rcvd. 12-21-16, Dist. 12/27/16, Reviews Due 1/10/16)

**Block 70, Lot 20.07 – 288-308 West Main Street (Freehold Marketplace)**

Proposal for a Soil Removal permit to export approximately 14,500 c.y. of excess fill in conjunction with Site Plan # 859-14 (Phase I).

**DISCUSSION:**

- Field Adjustment – Village Commons, Site Plan # 711-03
- Recommendation(s) from the Technical Review Committee regarding applications ready for public hearing.
- Old/New Business
- Adjournment.